



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		GRANVILLE RD, LINCOLN

**OWNERSHIP**

Owner 1:	SHORTSLEEVE MICHAEL J
Owner 2:	SHORTSLEEVE CATHERINE F
Owner 3:	
Street 1:	4 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ROGERS BEN F TR -
Owner 2:	ROGERS MARGARET O TR -
Street 1:	4 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

**NARRATIVE DESCRIPTION**

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44866.80078		SQUARE FE	PRIME SITE		0	8.	1.548	R4									555,680						555,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	387,000	800	1.030	555,700	943,500	1057	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,600	800	1.03	576,500	960,900	960,900	Year End Roll	9/26/2019
2019	101	FV	355,100	800	1.03	561,200	917,100	917,100	Create Final value 2019	6/4/2019
2018	101	FV	355,100	800	1.03	561,200	917,100	917,100	Year End Roll	9/28/2017
2017	101	FV	340,400	800	1.03	555,700	896,900	896,900	Year End Roll	9/29/2016
2016	101	FV	328,800	800	1.03	539,700	869,300	869,300	Year End Roll	1/14/2016
2015	101	FV	325,500	800	1.03	499,400	825,700	825,700	Year End	10/2/2014
2014	101	FV	302,900	800	1.03	465,400	769,100	769,100	Year End Roll	1/23/2014
2013	101	FV	296,200	800	1.03	451,500	748,500	748,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROGERS BEN F TR	33380-129		8/2/2001		832000	No	No			
MIDDLETON, NEIL	25491-42		7/17/1995		540000	No	No			
ALLEN ROBERT/CA	23253-375		6/1/1993		438500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/14/2020	R-20-0005	SOLAR PA	32,667	C				Install 27 rooftop
6/25/2019	R-19-0077	WINDOWS	24,000	C	6/27/2019			Replace windows; a
6/21/2017	6782	SHEET MT	8,000	C				Sheet metal work f
1/4/2017	6658	RENOVATI	50,000	C	5/4/2017			Remodel a bathroom
2/22/2006	3360	RENO-GAR	80,000	C	6/30/2006			Convert garage to

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/2/2013	MEAS/EXT INS	25	D ERSKINE
5/24/2007	MEAS+INSPCTD	100	
6/30/2006	MEAS/EXT INS	50	
11/17/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
11/15/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

